

Florence Township Council Regular & Executive Session 3/14/18

Florence, New Jersey
March 14, 2018

The Florence Township Council held a regular and executive meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, David Woolston, Paul Ostrander

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Solicitor; James Biegen, Township Engineer; Nancy L. Erlston, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Lovenduski to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – February 21, 2018
- Township Council Regular Session – February 21, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Sandusky; seconded by Woolston to receive and file the Tax Collector's 2017 Annual Report of Tax Receipts, Police Chief's Monthly Report for January 2018, Township Clerk's Report for February 2018, Court Administrator's Report for February 2018 and the Tax Collector's Water & Sewer Report for February 2018. Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Lovenduski; seconded by Woolston to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE

- A. Mayor & Council, From: Judith King, President – Florence Historical Society
Re: Open House, Sunday, April 8, 2018 from 1:00 p.m. to 3:00 p.m.

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- B To Mayor and Township Council from Christine Swiderski, CTC, Tax Collector, regarding 2018 Tax Sale.

It was the Motion of Baldorossi, seconded by Lovenduski to receive and file Correspondence A & B. All ayes.

APPLICATIONS

- A. Florence Township Memorial High School Parent Organization
On-Premise Merchandise Raffle and On-Premise 50/50
March 23, 2018 from 6:00 p.m. to 10:00 p.m. located at Florence Township Memorial High School, 1050 Cedar Lane, Florence Township
- B. Roebling Museum, On-Premise 50/50 and two (2) On- Premise Merchandise Raffles
April 28, 2018 from 9:00 a.m. to 2:30 p.m. located at Roebling Museum
100 Second Avenue, Roebling, NJ 08554
- C. Riverfront School PTO, On-Premise 50/50, located at Riverfront Middle School
500 East Front Street, Florence, from 6:00 p.m. to 9:00 p.m. on April 18, 2018, April 19, 2018 and April 20, 2018.
- D. Transient Merchant License application for Interstate Caterer Food Truck
- E. Transient Merchant License application for Divine Catering Food Vendor
- F. Roebling Museum, Off-Premise 50/50 and Off-Premise Merchandise Raffle
June 17, 2018 at 8:00 p.m. at Nyikita Field, 10th & Hornberger Ave., Roebling

It was the Motion of Sandusky, seconded by Baldorossi to approve Applications A-F. All ayes.

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Sharon Southard, 979 Wallace Avenue, said she came to a meeting in October with concerns about the sidewalk in front of her house. She wanted to extend her thanks to Administrator Brook, Assistant Administrator Sahol and Engineer Biegen. They met with her several times and they were very gracious and had a lot of ideas. They all agreed to a number of things. One was regarding her video surveillance system. The engineer felt he could work around it. The system has been of value to her lately. After the Eagles game she looked at the video and saw there was a large truck trying to steal her car. She called the police. She was amazed they were there within a couple minutes. It ended up being a mistake but she was glad for the video and police response.

She said there had been some burglaries in Birch Hollow and a suspect was apprehended. Two weeks later on Wallace Avenue there was another burglary and the police asked to review her video. There was an individual seen on the video that the police downloaded from her system. Her

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system has served the community a few times. She is grateful the township will work around it for her. She thanked everyone for being so willing to work with her.

Don Kamienski, 10 McCay Drive, asked about the status of the dog park. Councilman Lovenduski said he has visited all of the dog parks in the area. He is waiting to hear from the EPA when the township will have access to the site. There has been good feedback and he expects to have a report for the next meeting. He will present it and then there will be another meeting of the committee to fine tune everything. He thinks there seems to be agreement on the site, the size and some other aspects. Right now, the rules need to be fine-tuned and so does enforcement. There isn't access to the location from Second Avenue right now. It is moving along. Mr. Kamienski said he wanted to share a story. His son lives in Camden County. He took his two eight-pound dogs to a dog park there. It was not separated between big dogs and little dogs. His dogs were attacked by large dogs to the extent that they had to be taken to the vet. He said they need to be separated in the dog park. Councilman Lovenduski said that is something the committee already decided.

It was the Motion of Woolston, seconded by Lovenduski to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2018-68
Introduce 2018 Municipal Budget

RESOLUTION NO. 2018-69
Lead Agency Resolution
for the Establishment of a Commodity Resale System
for the Resale of Gasoline and Diesel Fuel

RESOLUTION NO. 2018-70
Approve Release of Maintenance Bond
Pulte Homes-Estates at Oak Mill
Conditioned Upon Payment of any Escrow Funds Due

RESOLUTION NO. 2018-71
Authorize Filing of 2017 Recycling Tonnage
Grant Application

RESOLUTION NO. 2018-72
Deny Request for Performance Bond Release
First Industrial – 400 Cedar Lane

RESOLUTION NO. 2018-73
Amend Resolution No. 2018-05
Accounts Deposited at BB&T Bank to
Include Brian Boldizar, Chief of Police

as a signer on Various Accounts

**RESOLUTION NO. 2018-74
Approve Current Estimate No. 5 for Contract for
Water Treatment Plant Upgrades
to: MBE Mark III Electric, Inc.
213 Main Street
Madison, NJ 07940**

**RESOLUTION NO. 2018-75
Approve Street Name Application for
Lennar Development
Located at the Corner of Regars Drive and
Florence-Columbus Road
Known as Block 165.04, Lot 63**

**RESOLUTION NO. 2018-76
Authorize Refund
Construction Permit Fee**

**RESOLUTION NO. 2018-77
A Resolution Cancelling 2012 Taxes
Pertaining to Bankruptcy**

**RESOLUTION NO. 2018-78
Resolution of the Township Council of the Township of
Florence Referring a Proposed Redevelopment Plan for
Parcels Within the Route 130 Redevelopment Area
to the Township of Florence Planning Board, and
Directing the Planning Board to Take Certain Actions
Pursuant to N.J.S.A. 40A:12A-7(e)**

**RESOLUTION NO. 2018-79
Authorizing the Township Solicitor to
File a Claim Against the Letter of Credit to
Require LB Solar to Fully Finish and Complete the
Solar Project Located on Florence-Columbus Road**

**RESOLUTION NO. 2018-80
Authorizing Refunds of Certain Tax Overpayments**

**RESOLUTION NO. 2018-81
Governing Body Certification of Compliance with the
United States Equal Employment Opportunity Commission's**

**“Enforcement Guidance on the Consideration of Arrest and Convictions
Records in Employment Decisions Under Title VII of the
Civil Rights Act of 1964”**

Council President Ostrander said Resolution No. 2018-72 and 2018-79 were being removed from the agenda.

It was the Motion of Lovenduski and seconded by Sandusky to approve Resolution Nos. 2018-68 through 2018-71, Resolution Nos. 2018-73 through 2018-78 and Resolution Nos. 2018-80 through 2018-81.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Woolston, Ostrander

NOES: None

ABSENT: None Motion carried. Unanimous approval.

Administrator Brook explained that 2018-72 was denying the release of a performance bond that involves the First Industrial property on Cedar Lane, which is currently B&H. At the time when the resolution was being prepared there was still work to be completed. Since then, the township learned that it was completed so the denial is not necessary. The Township Engineer and Water & Sewer Engineer will be issuing letters authorizing the release.

Resolution No. 2018-79 authorized the township to file a claim against the Letter of Credit for LB Solar. LB Solar has been challenged when it comes to completing the job. The bonding company and the applicant were notified twice and yesterday a Letter of Credit was received. It renews the full amount of the initial letter and it is valid for one year. There is no need to take action at this point. The township also heard from the applicant's attorney and he indicated he would like to set up a meeting with the township to review the deficiencies of the project and what needs to be done to achieve full completion. Hopefully it will be a satisfactory and proper completion.

ORDINANCES

None at this time.

REPORTS

Committees, Boards and Officers:

Council President Ostrander said he would like to discuss the Community Center Lease Agreement with the FOP Lodge. He spoke to a couple Council Members about reviewing the existing agreement and seeing if it needs to be updated. It has not been updated for a number of years. Councilman Woolston and Councilman Lovenduski have agreed to serve on the committee. He would like to see someone from the administration such as Marty Eckert also serve. Once there is a recommendation, the township could meet with the FOP. Administrator Brook said the administration would welcome the opportunity to create a process that would work extremely well for the community.

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Administration

Mayor

Mayor Wilkie said there was a resolution passed for the introduction of the budget. The budget that was introduced will be reviewed by the State. There is a special review this year. He hopes the budget will be adopted at the April 18th Council Meeting. This budget has no increase in the tax rate or the Water & Sewer rate. It has been stable since 2012. The budget funds the 2018 Road Program and will provide for a new police officer. He just graduated from the academy. There are three additional recruits that will enter the academy in April. The budget will also fund a K-9 Program. A vehicle has already been equipped for that purpose. There is funding, in conjunction with the school district, to have a School Resource Officer beginning in September. The budget also provides funding for the carnival, Patriotic Day, the summer camp program and upgrading Channel 19 to provide more variety. The township would also like to expand and update public affairs communications. Many people said they missed events because they didn't know about them.

Mayor Wilkie said that funding is in place for the Master Plan Update. The Master Plan Review is in process and should be completed this year. There is funding for COAH. Hopefully the township will get approval from the courts this year. Well No. 5 was redeveloped and Well No. 6 will be redeveloped once Well No. 5 is back in service. The township is in Phase I of the improvements to the Water & Sewer plant. The water tower that has been there for over twenty years will be taken out of service and painted. The township will also be looking forward to Phase II of the Water & Sewer Plant improvements. He hopes to avoid any type of service interruptions.

He thanked the department heads and the many volunteers and staff who have been working hard over the last few storms to be sure everyone was able to get to where they needed to be. There were many power outages and live wires. Safety was the first priority. He appreciated the above and beyond service given by many.

He wished everyone a Happy Saint Patrick's Day.

Municipal Administrator

Administrator Brook said he wanted to thank everyone for the quick response to the recent storms. Everyone worked very hard and served the community well. They did a tremendous job in a very difficult time and situation.

He was pleased Mrs. Southard came and spoke tonight because it shows what can occur when people listen to one another and talk to one another in this age of social media. There is nothing better than meeting a homeowner on-site and talking to them. He prefers to hear someone's concerns and working together to find a resolution that works for everybody. He thanked her and said without her cooperation and willingness to talk to the township. Everyone works to try and make the community better. He again extended his thanks for her taking the time to meet with the administration.

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There will be a contract for the K-9 Program on next week's agenda. The vehicle is already here in the Police Department and is fully operational. The program will go into full effect once the training takes place this fall.

There will be three bond ordinances on the next agenda. One is the purchase of the replacement Tahoes for the Police Department. The other deals with the purchase of the Locker Property on the corner of Bustleton Road and Cedar Lane. The property will be acquired, the structures will be demolished and eventually the site will be cleaned up and the intersection will be made safer.

He said Police Chief Brian Boldizar approached him about the opioid crisis the entire nation is facing. He is working with an organization to create a twenty-four hour drop-off box for medicine. People could just drop it off and it can be properly disposed of. He provided information showing what Chief Boldizar would like to install in the hallway. It is a great opportunity for people to be able to dispose of unused drugs. Councilman Sandusky said for many years he had asked for a drop box for miscellaneous payments. A few days earlier he tried to get in to drop something off outside of business hours and the door was locked. Assistant Administrator Sahol said the goal is to move the drop box to the outside of the building in some kind of concrete enclosure.

Administrator Brook said for information, the building used to be kept open twenty-four hours a day. The amount of damage that was done to the public restrooms overnight was despicable. It would cause people a lot of angst to walk in there and see what had been done. The township was forced to shut the building down at night and have officers open up early in the morning.

Administrator Brook said the third ordinance is a plus for the Water & Sewer Department. West Front Street has a new gas main that was installed by PSE&G. Ultimately, the street will be repaved, or at least half of it will be. David Lebak, Director of Water & Sewer, said there are two mains in that road, from Winter Street to Union Street. One is a 4" line, and it is extremely brittle. Someone tried to connect into it recently and the line collapsed. Mr. Lebak suggested replacing the line before the paving begins. The line is old. The estimate from the engineer was very significant because it is county roadway, there is a sizeable cost for police protection and the replacement of the line is costly. Mr. Lebak spoke to the employees about it and they thought it could be done in-house. The new cost would save the township \$300,000-\$400,000. Parts of the job would still need to be bid. It is a dangerous curve and there would need to be officers there for safety reasons. The township cannot in good conscious let the road be repaved without replacing this line. It is falling apart. He wanted to acknowledge the efforts of the employees who stepped up and said they could do this. It is a credit to the employees that they stepped up to do this project.

Assistant Municipal Administrator

Council President Ostrander asked if there was any update on the work that was being done securing the riverbank. Assistant Administrator Sahol said Engineer Biegen has some information regarding that and he will report on it.

Division of Law

Nothing at this time.

Division of Engineering

- Payment Requests from Barrett Paving
2016 Road Project Final Payment Request No. 3
2017 Roads Project Partial Payment Request No. 2
Hornberger Avenue II Partial Payment Request No. 2

Engineer Biegen said he recommends approving the payments. The invoices should have been submitted long ago. The 2016 Road Project payment is the final payment for the project. It includes the final change order. It is for \$107,070.30. The next two are for additional work that was done for the 2017 Road Project and Hornberger Phase II. There will still be a final change order and a final payment to reconcile everything on that project. There are few punchlist items to take care of. He recommends those payments be approved.

- Demolition – 111 Norman Avenue

Engineer Biegen said there was a signed contract received from Two Brothers. They were the low bidder. There will be a pre-construction meeting very shortly and within a few weeks the demolition work should begin.

- 1042 Potts Mill Road

The renovations of the property are out to bid. There will be ADA accessibility to the restrooms there. The bids will be accepted this coming Tuesday. There have been three bidders that picked up the bid specs. It is a smaller project within the building itself.

Mayor Wilkie said this is what is called the Friday Property. The township is using a Community Development Block Grant to make the facility available for the Scout programs. The Water & Sewer Department ran the utilities to the property last year.

- Hornberger Avenue III

Engineer Biegen said this is the third phase of the Hornberger Avenue Project. It will bring the new paving almost to the railroad tracks. That and the 2018 Road Project are both out to bid. There has been a lot of interest in those projects and eight different bidders have picked up packages, as well as bidding agencies. The bids will be received on March 29th. This is about three and a half weeks ahead of where the projects were last year so there is a little more of a head start.

- Potts Mill Road Improvements

The state provided a grant for this project. The road will be milled and paved. The plans for that and the sidewalk are currently being prepared. The grant is for \$250,000 and it will be used for as much milling and paving as possible, coming from Old York Road up to the culvert. The stream crossing has a very narrow passage way and there is not really any room for widening. The culvert will need to be extended and that will require permits from the DEP. The plan is to bring the milling and paving as close to the culvert as possible and then bidding that part of the project out separately. He doesn't think the entire project should be held up while waiting for permitting from the state.

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Administrator Brook said the township is planning to start identifying roads for 2019 Road Project list in early summer. There have already been some recommendations. He asked that the Council members look at the roads and make suggestions for roads they feel should be inspected for inclusion. Right now, the township is undertaking a full analysis of the debt service and in all likelihood will be going for permanent debt service the end of next year or in 2020.

Engineer Biegen said the county is working on the erosion issue on Front Street. The design has two different walls that help flatten the slope and create stability. The bottom wall is a sheet pile wall; it has been completed and all the sheet piles are in. They are now bringing in stone to place in front of it and on top of it. The higher wall, which is about midway on the slope, is going to be a panel wall. They have the foundations for that installed and next week they will begin putting the panels in. Once that is done the county will begin backfilling operations. After that the fine grading, topsoiling and seeding will be done. There will be a split rail fence along the top of the upper wall for safety. The project should be completed by the second week of May. He wants to suggest the county put another fence at the top of the slope also.

Mayor Wilkie said Assistant Administrator Sahol provided the plans for the 2018 Road Program curbs and sidewalks. There will only be sidewalks on one side of some of the streets. He said there will be sidewalks and curbs on Wallace Avenue. Burcliff Street will have sidewalks on one side. There are fewer obstructions on one side. He reviewed other areas where repair work will be done. There will be improvements at the 200 block of Sixth Avenue. Council saw the need for parking improvements. There are many streets that are part of this road program. Alden Avenue will have traffic flow improvements. He discussed that in some areas there would need to be trees removed and he would suggest waiting in some areas because if the tracks are removed he would like to install a walkway. He requested everyone review the plan provided and give any feedback they may have. He would like residents to also look so they know ahead of time what is happening. There will also be a lot of concrete work done where PSE&G paved from curb to curb.

Mayor Wilkie said the Florence Historical Society uses the firehouse on West Third Street. He asked if Council would agree to renew the lease. Prior to 2012 the organization paid to rent space at the Florence Friendly Storage. Councilman Sandusky suggested at that time the township find a space for them. The firehouse was available. They have been good caretakers of the property and provide a nice service to the community.

It was the Motion of Sandusky, seconded by Woolston to renew the lease of the firehouse to the Florence Historical Society. All ayes.

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Mr. Kamienski asked if he heard correctly that because of the damage to the restrooms in the Municipal Building the doors would be locked. Administrator Brook said the township has tried for many years to keep the building open twenty-four hours a day. What has occurred over the years is not something he can describe in a public forum, but it is enough to turn a reasonable person sick.

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The township tried to combat it with cameras and changing the hours. Finally, it got to a point where the township asked the police to lock the doors late at night and be sure the gate was down. They relocated the police call box outside the building. No person, including the cleaning staff, should have to clean up what was found in those restrooms. It was despicable and the township was left with no other choice. No one should behave this way. Cameras can't be placed in restrooms and the township tries to give people the respect they deserve, but there is a small group that did so much damage in both restrooms this is necessary.

Mayor Wilkie said he was resistant to locking the doors but the reality is that many, many years ago the only place that was open was this building. There used to be a police officer or dispatcher there observing everything. Almost ten years ago that operation was closed, so now when no one is in the building the doors are locked. It is unfortunate.

Fred Wainwright, 1011 Cedar Lane, said there was discussion earlier about the Locker Property. It used to be a school house dating far back. He asked if there was any way to save it. Mayor Wilkie said he doesn't believe there was anything that could be done to save it. If it could be done, it would be. He suggested getting a sign for the site to preserve its history. That area is rich in history.

It was the Motion of Woolston, seconded by Lovenduski to close the public comments. All ayes.

ADJOURNMENT

8:48 PM MOTION of Lovenduski; seconded by Sandusky to adjourn to Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek